



153 Mottram Road, Stalybridge, SK15 2QU

£350,000

Welcome to this charming three-bedroom Victorian stone end terrace in Stalybridge. Occupying an elevated position on the sought after Mottram Road, and offering plentiful living accommodation set over four floors, this family home has been lovingly modernised by the current owners, and comes to the market offering the ideal blend of classic Victorian features and modern style.

As you step through the front door you are welcomed into a grand entrance hallway which leads to the living room, dining room, and a modern kitchen. The living room and dining room both feature the classic Victorian high ceilings, and the dining room has the added benefit of french doors leading out to a composite decked balcony, perfect for sitting outdoors to enjoy the summer evenings.

To the first floor there are two large double bedrooms and a beautifully appointed four piece family bathroom, with a freestanding bath providing the ideal spot to unwind, whilst to the second floor there is a loft room, currently being utilised as a third double bedroom.

The basement of this property offers excellent additional living space, including a family room that can be utilised for various purposes, from a home office to a playroom, or

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GROUND FLOOR

Hall

Feature wall panelling. Ceiling light. Carpeted. Stairs leading to first floor. Door under stairs with stairs down to lower ground floor. door to:

Lounge

13'0" x 12'7" (3.96m x 3.84m)

Bay window to front elevation. Modern living flame gas fire with feature surround and downlights. The high ceilings feature the original coving, and high skirting boards. Ample power points finished in chrome. Double radiator. Ceiling light. Open plan to:

Dining Room

11'1" x 11'2" (3.38m x 3.41m)

French doors to rear leading out onto balcony. Chrome power points. Ceiling light. Radiator.

Balcony

Composite balcony with frosted glass panels, providing a lovely private area to enjoy those summer evenings alfresco.

Kitchen

10'5" x 7'10" (3.18m x 2.39m)

Fitted with a matching range of base and eye level high gloss units with corian worktops over and grey tiled splashbacks. 1+1/2 bowl stainless steel sink with single drainer and spray hose mixer tap. Window to rear elevation. Integrated fridge freezer. Integrated dishwasher. Built in eye level electric oven and microwave. Five ring gas hob with extractor hood over. Polished tiled floor. Chrome power points and inset lights.

LOWER GROUND FLOOR

Family Room

17'7" x 16'11" (5.36m x 5.15m)

Fireplace. French doors leading to rear garden. Stairs leading to ground floor.

Shower Room

Tiled shower cubicle with mains fed shower and glazed sliding doors. White low level Sani flow toilet. Hand wash basin. Chrome towel Rail.

Utility

10'5" x 7'10" (3.18m x 2.39m)

Window to rear. Fitted with a matching range of oak effect base and eye level units with worktop space over. Sink with mixer tap. Plumbed for automatic washing machine. Space for tumble dryer. Space for fridge freezer.

Store Room

Ideal for storage, this room could also be utilised as a workshop. Ceiling light.

FIRST FLOOR

Landing

Master Bedroom

12'8" x 16'7" (3.87m x 5.05m)

Window to front elevation. Fitted wardrobes with mirrored sliding doors and downlights. Radiator. Ceiling light.

Bedroom 2

12'8" x 10'8" (3.87m x 3.26m)

Window to rear elevation. Radiator. Ceiling light.

Bathroom

Window to rear elevation. Four piece bathroom suite comprising of freestanding bath with floor standing bath tap and shower head, low level flush wc, hand wash basin with vanity unit, and walk in shower with wet room floor. Matte black heated towel rail.

SECOND FLOOR

Bedroom 3

12'0" x 16'11" (3.65m x 5.15m)

Staircase with original wood balustrade. Velux window. Decorative stained glass window on the staircase. Original roof beams. Radiator. Ceiling light.

Externally

To the front there is a walled garden with railings and stone steps leading up to the front door. Whilst to the rear of the property there is a walled garden space comprising of a lawned area, and flagged patio with raised wooden decking.

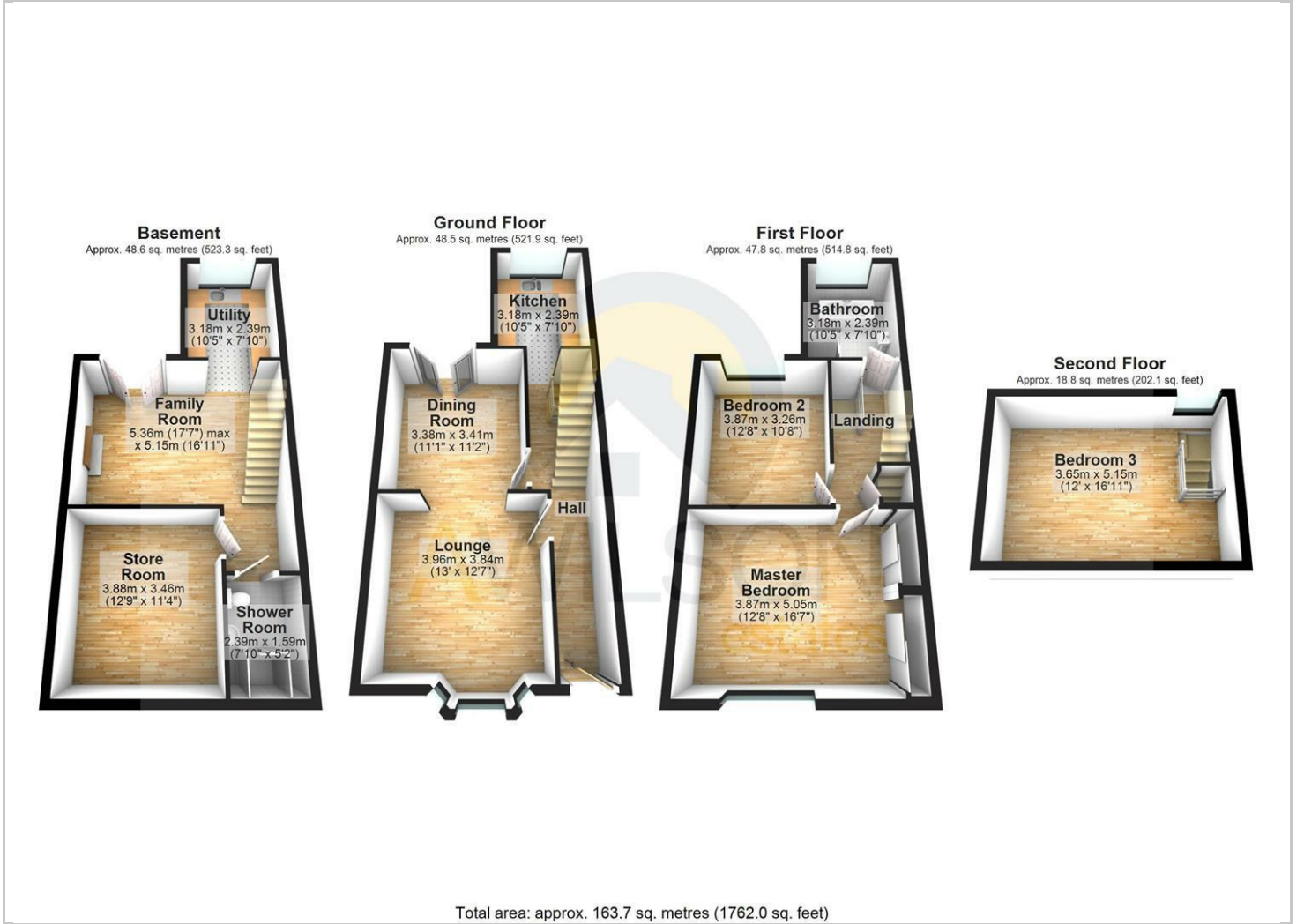
Additional Information

Tenure: Freehold

Council Tax Band: C

EPC Rating: E





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com